



6 Olivia Court Station Road, New Milton, Hampshire. BH25 6LU

£349,950



Ross Nicholas & Company Limited
9 Old Milton Road, New Milton. Hampshire.
BH25 6DQ
01425 625 500





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A modern THREE BEDROOM PENTHOUSE apartment offering approximately 1300 sq ft with vacant possession, balcony, two bathrooms situated within close proximity to New Milton shops, bus routes and mainline railway. The flat has a direct private lift access or stairs and the advantage of a garage with light and motorised up and over door.



COMMUNAL ENTRANCE DOOR

Entry phone system provides access to well maintained communal corridors which are heated, well lit and maintained with staircase providing access to first floor landing or lift provides direct access to the flat. On the first floor landing door provides access to a private staircase which then leads to the second floor, front door benefits from spyhole, door bell/intercom, letter box and double locking. Door leads to Entrance Lobby with vaulted ceiling to second floor, staircase provides access to main hallway, ceiling light point.

HALLWAY (27' 11" X 5' 3") OR (8.51M X 1.61M)

Smooth plastered with coved ceiling, three ceiling light points, access to loft with roof hatch, central heating thermostat, wall mounted entry phone, radiator with independent thermostat, telephone point, power points, door provides access to private lift, door provides access to walk-in airing cupboard benefiting from coved and textured ceiling, ceiling light point, range of fitted slatted shelving, hanging space and generous floor storage space, access to Megaflo pressurised hot water cylinder, digital central heating programmer to one side. Additional door provides access to broom cupboard which also houses safety trip consumer unit and mains stop cock cut off point. Double opening doors provide access to:



SITTING ROOM/DINING ROOM (21' 8" X 15' 5") OR (6.61M X 4.70M)

A triple aspect room with smooth finished ceiling which slopes to three sides, two Velux windows, UPVC double glazed door with matching side screens and window openers provide an easterly aspect and access onto the sun balcony which benefits from outside light and power point. Two ceiling light points, power points, TV, telephone and radio points, two double panelled radiators with independent thermostats, eaves storage cupboard with an additional large eaves storage cupboard to the east which is boarded and benefits from light.



KITCHEN (13' 7" X 11' 9") OR (4.15M X 3.59M)

Coved and textured ceiling, ceiling spotlights, UPVC double glazed dormer window overlooking a southerly aspect with views of Station Road and the communal gardens of Olivia Court. Wall mounted spotlight illuminating the kitchen sink area which is recessed into the dormer with one and a half bowl sink unit with single drainer with swan necked mixer tap above. Fitted waste disposal, dishwasher beneath, comprehensive range of light Oak kitchen units, floor and wall mounted with under pelmet lighting and display shelving with tiling betwixt wall mounted and base units, laminated roll top work surfaces, eye level AEG fan assisted oven and grill with storage cupboards above and beneath with upright fridge/freezer to one side. washing machine, tiled splash backs, laminate wood effect flooring, space for breakfast table, double panelled radiator with independent thermostat, wall mounted British Gas 330 plus wall mounted boiler, fitted four ring gas hob with concealed extractor hood above, extensive range of storage drawers and storage cupboards.



BEDROOM 1 (17' 6" X 10' 8") OR (5.33M X 3.25M)

Textured ceiling, dual aspect room with Velux window facing a southerly aspect and dormer window facing a westerly aspect. Double panelled radiator with independent thermostat beneath, door provides access to eaves storage cupboard, power points, TV aerial and radio connection point, telephone point, range of built-in fitted wardrobes with hanging rail and shelving within, further single panelled radiator and door leads to:

EN-SUITE SHOWER ROOM (8' 6" X 6' 5") OR (2.60M X 1.96M)

A stunning sized room with Velux window flooding the room with natural light, fully tiled walls. White suite comprising, wash hand basin with monobloc mixer tap with pop-up waste with strip light and shaver socket above, low level WC, full sized double shower cubicle with sliding door providing access to Grohe shower mixer with adjustable shower attachment above. Ceiling extractor, ceiling light, fully tiled flooring, double panelled radiator with towel rail above.



BEDROOM 2 (16' 2" X 10' 6") OR (4.93M X 3.21M)

Sloping ceilings to two sides to a textured finish with UPVC double glazed dormer window overlooking rear aspect, double panelled radiator with independent thermostat, door provides access to deep eaves storage cupboard benefiting from being boarded and with light.

BEDROOM 3/STUDY (10' 11" X 6' 10") OR (3.33M X 2.09M)

Coved and textured ceiling, sloping ceiling to one side with Velux window flooding the room with natural light. Power points, telephone point, double panelled radiator with independent thermostat.

BATHROOM (6' 11" X 7' 3") OR (2.10M X 2.22M)

Coved and textured ceiling, ceiling light point, ceiling extractor. Velux window facing side aspect. White suite comprising panelled enclosed bath with mixer taps and shower attachment, wash hand basin with monobloc mixer tap with pop-up waste low level WC, fully tiled walls and flooring, double panelled radiator with towel rail above, strip light with shaver socket, ceiling extractor.



GARAGE & GARDENS (17' 9" X 8' 7") OR (5.41M X 2.62M)

To the rear of the building the garage is located on the southern boundary almost opposite the visitor bays, the garage for this property is the one located to the right of the wall lantern, two garages away from the outside water tap. All the garages benefit from electronically operated up and over doors and are of brick construction under a pitched and tiled roof, light and 5 amp socket. The courtyard to the rear is completely block paved and provides an attractive setting, enclosed by panel fencing, attractive box hedging which then surrounds the communal gardens which are well maintained. Attractive ornamental wall lanterns illuminate the gardens and parking area, outside water tap.

LEASEHOLD & MAINTENANCE FEES

Remainder of 125 year lease from 2001. Ground Rent is £225 per annum and we believe the maintenance fees are currently £1205.12 payable bi annually. This should always be checked before proceeding.

VIEWING ARRANGEMENTS

Strictly by appointment. To arrange to see this property please phone Ross Nicholas & Company on 01425 625500. We offer accompanied viewings seven days a week.

DIRECTIONAL NOTE

From our Office in Old Milton Road turn right at the traffic lights and continue past Bradbeers Department Store. Olivia Court will be found shortly after on the right.

WEBSITE

Visit our new improved website at www.rossnicholas.co.uk

PLEASE NOTE

All measurements quoted are approximate and for general guidance only. The fixtures, fittings, services and appliances have not been tested and therefore, no guarantee can be given that they are in working order. Photographs have been produced for general information and it cannot be inferred that any item shown is included with the property.

TENURE

The resale tenure for this property is Leasehold

EPC RATING

The EPC rating for this property will be confirmed shortly.



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TOTAL FLOOR AREA: 1304 sq.ft. (121.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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